



Price Guide £800,000

Flat 1- 4, 4 Cliff Road, Cowes, Isle of Wight, PO31 8BN




Situated in a highly desirable location and a stone's throw from the beach, is this block of four apartments with some boasting balconies with stunning sea views. The ground floor apartment boasts a private garden. These deceptively spacious properties are offered chain free and require complete modernisation throughout.

The accommodation in the first, second and third floor apartments comprises of a welcoming hallway, a good size sitting room with access to the balcony, kitchen with a good range of units, two bedrooms and bathroom wc. The ground floor apartment comprises of a welcoming hallway, a good size sitting room with access to the private garden, kitchen with a good range of units, three bedrooms and bathroom wc. Additional features include double glazing and gas central heating. Externally there is allocated parking for all apartments.

Cowes is host to Cowes Week, one of the most famous regattas in the world, the pinnacle of the racing calendar. The round the Island race with over 1,500 entries is a spectacular sight. There are many yacht clubs in Cowes including the Royal Yacht Squadron. Cowes town has a wide variety of shops and facilities. There is a medical centre, dentist and veterinary surgery in the town along with schools for all ages.

For more information or to arrange a viewing please contact The Wright Estate Agency on 01983 281010.

| Energy Efficiency Rating | | |
|--|---|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 78 | 79 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC  | |



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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